

Denton County
Juli Luke
County Clerk

Instrument Number: 183618

ERecordings-RP

MEMORANDUM

Recorded On: October 05, 2021 01:32 PM

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" Examined and Charged as Follows: "

Total Recording: \$110.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

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Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**ELEVENTH SUPPLEMENTAL CERTIFICATE AND
MEMORANDUM OF RECORDING OF DEDICATORY
INSTRUMENTS
FOR
GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for Grayhawk Association of Homeowners, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

1. *Policy Establishing the Composition of the Architectural Review Authority (Exhibit A-1);*
2. *Policy Resolution of the Board of Directors of Grayhawk Association of Homeowners, Inc. Establishing Criteria for Obtaining Bids or Proposals for Certain Contracts (Exhibit A-2);*
3. *Guidelines for the Display of Certain Religious Items (Exhibit A-3);*
4. *Addendum to Covenant Enforcement and Fining Policy: Hearing Before the Board (Exhibit A-4);*
5. *Guidelines for Security Measures (Exhibit A-5);*

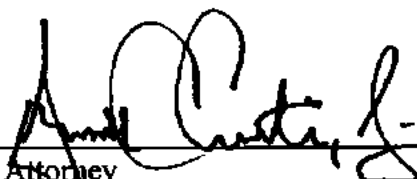
6. ***Guidelines for the Installation of Swimming Pool Enclosures (Exhibit A-6); and***
7. ***Procedures for Informing Owners of Architectural Decisions and Exercising the Right to Appeal Architectural Decisions to the Board of Directors (Exhibit A-7).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments. The attached dedicatory instruments replace and supersede all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Grayhawk Association of Homeowners, Inc. has caused this Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk, and serves to supplement that certain (i) Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on July 24, 2008, and recorded as Instrument No. 2008-80969 in the Official Public Records of Denton County, Texas, (ii) that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on December 16, 2009, and recorded as Instrument No. 2009-143355 in the Official Public Records of Denton County, Texas, (iii) that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on December 21, 2011, and recorded as Instrument No. 2011-121766 in the Official Public Records of Denton County, Texas; (iv) that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association

of Homeowners, Inc. filed on January 8, 2013, and recorded as Instrument No. 2013-2732 in the Official Public Records of Denton County, Texas; (v) that certain Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on January 8, 2013, and recorded as Instrument No. 2015-118673 in the Official Public Records of Denton County, Texas; (vi) that certain Fifth Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on February 5, 2016, and recorded as Instrument No. 2016-12926 in the Official Public Records of Denton County, Texas; (vii) that certain Sixth Supplemental Certificate and Memorandum of Recording of Association Documents for Grayhawk Association of Homeowners, Inc. filed on May 13, 2016, and recorded as Instrument No. 2016-55925 in the Official Public Records of Denton County, Texas; (viii) that certain Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on December 6, 2019, and recorded as Instrument No. 2019-155578 in the Official Public Records of Denton County, Texas; (ix) that certain Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on May 8, 2020, and recorded as Instrument No. 2020-61322 in the Official Public Records of Denton County, Texas; (x) that certain Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on June 19, 2020, and recorded as Instrument No. 2021-85011 in the Official Public Records of Denton County, Texas; and (xi) that certain Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments filed on March 15, 2021, and recorded as Instrument No. 2021-44522 in the Official Public Records of Denton County, Texas.

**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.,
A Texas Non-Profit Corporation**

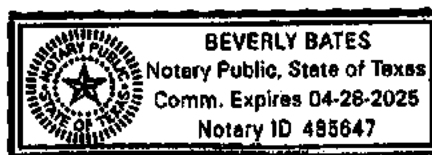
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Grayhawk Association of Homeowners, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 5th day of October, 2021.


Notary Public, State of Texas



GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

**POLICY ESTABLISHING THE COMPOSITION OF THE
ARCHITECTURAL REVIEW AUTHORITY**

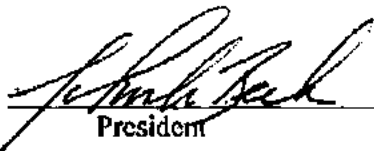
- (1) Notwithstanding any provision contained in the Declaration to the contrary, this instrument outlines and describes how the Architectural Control Committee (the "*Architectural Review Authority*") of the Grayhawk Association of Homeowners, Inc. ("*Association*") may be constituted. This Policy controls and prevails over the Declaration or any other policy or governing document of the Association in order to comply with an overriding statutory mandate.
- (2) A person may not be appointed or elected to serve on the Architectural Review Authority if the person is:
 - a. a current board member;
 - b. a current board member's spouse; or
 - c. a person residing in a current board member's household.
- (3) Any member of the Board is authorized to attend a meeting of the Architectural Review Authority as a Board liaison with no voting rights.

The instrument is promulgated pursuant to and in accordance with Section 209.00505 of the Texas Property Code addressing the composition of the Architectural Review Authority.

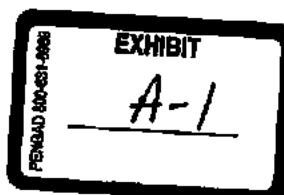
IT IS RESOLVED that the foregoing instrument was approved and adopted by the Board of Directors outside of a meeting by electronic means after each director was provided a reasonable opportunity to express the director's opinion and to vote. This instrument shall remain in force and effect until revoked, modified or amended by the Board. This instrument shall be filed of record in the Official Public Records of Denton County, Texas.

Date: SEPT 17, 2021.

**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.,**
a Texas non-profit corporation



President



STATE OF TEXAS
COUNTY OF DENTON

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§

**POLICY RESOLUTION OF THE
BOARD OF DIRECTORS OF GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC. ESTABLISHING CRITERIA FOR
OBTAINING BIDS OR PROPOSALS FOR CERTAIN CONTRACTS**

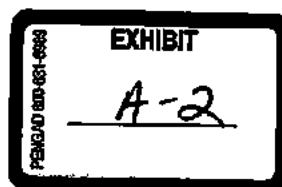
WHEREAS, the Board of Directors of the Grayhawk Association of Homeowners, Inc. (the "Board") is the entity responsible for the operation of the Grayhawk Association of Homeowners, Inc. (the "Association") in accordance with and pursuant to that certain Declaration of Covenants, Conditions and Restrictions for Grayhawk filed as Document No. 2002-R0008616 in the Official Public Records of Denton County, Texas, including any amendments or supplements thereto (collectively, the "Declaration") and the Bylaws of the Association (the "Bylaws"); and

WHEREAS, pursuant to the Declaration and Bylaws the Board is authorized to enter into contracts for goods or services on behalf of the Association; and

WHEREAS, the Board has determined the need to promulgate criteria for obtaining proposals or bids for certain contracts on behalf of the Association; and

WHEREAS, the Criteria for Obtaining Bids or Proposals for Certain Contracts, attached hereto as Exhibit "1", as authorized by the Declaration and the Bylaws, were approved and adopted by the Board of Directors outside of a meeting by electronic means after each director was provided a reasonable opportunity to express the director's opinion and to vote. These criteria shall remain in force and effect until revoked, modified or amended by the Board.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS that the Board has resolved to adopt, and does hereby adopt, the Criteria for Obtaining Bids or Proposals



for Certain Contracts attached hereto as Exhibit "1".

IT IS FURTHER RESOLVED, that such Criteria for Obtaining Bids or Proposals for Certain Contracts shall be filed of record with the Office of the Denton County Clerk and shall be posted on the Association's website.

Date: ~~SEPTEMBER 17~~ 17, 2021.

**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.,
a Texas non-profit corporation**


President

EXHIBIT "1"

CRITERIA FOR SOLICITING BIDS OR PROPOSALS FOR CERTAIN CONTRACTS

The following shall apply to service contracts in excess of \$50,000 ("Qualifying Contracts"). Contracts entered into by the Association which are not Qualifying Contracts are exempt from the criteria set forth below except as otherwise provided by law. The scope of any request for proposal shall be determined by the Board of Directors. The following shall constitute the criteria ("Criteria") for soliciting bids or proposals for Qualifying Contracts:

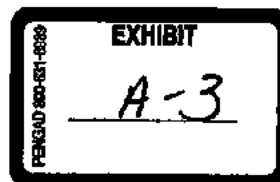
- **Qualifying Contracts shall be solicited, if required herein, as follows:**
 - (1) **The Board may determine, in its reasonable discretion, to seek two or more bids or proposals for Qualifying Contracts to the extent bids or proposals are reasonably available.**
 - (2) **The Board, when seeking bids or proposals for Qualifying Contracts, shall determine the extent and scope of any corresponding request for proposal and may engage a third-party to assist in preparing the request for proposal.**
 - (3) **The Board reserves the right to seek and obtain bids for Qualifying Contracts at any time it deems is in the best interest of the Association.**

GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

GUIDELINES FOR THE DISPLAY OF CERTAIN RELIGIOUS ITEMS

- (1) These Guidelines outline the restrictions applicable to religious displays in order to permit them while also striving to maintain an aesthetically harmonious and peaceful neighborhood for all neighbors to enjoy.
- (2) An owner may display or affix on owner's or resident's property or dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief.¹
- (3) If displaying or affixing of a religious item on the owner's or resident's property or dwelling violates any of the following covenants, then the Grayhawk Association of Homeowners, Inc. ("Association") may remove or require the removal of item(s) displayed that –
 - (a) threaten the public health or safety;
 - (b) violate a law other than a law prohibiting the display of religious speech;
 - (c) contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - (d) is in a location other than the owner's or resident's property or dwelling, *i.e.*, installed on property owned in common by the Association;
 - (e) is located in violation of any applicable building line, right-of-way, setback, or easement; or
 - (f) is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
- (4) Display Parameters:
 - a) All religious displays must be located within 5' of the dwelling's frontmost building line (*i.e.*, within 5' of the front facade of the dwelling.)
 - b) Displays may not be located within building setbacks.
 - c) No portion of the display may extend more than five feet (5') above the ground or above the lowest point of the dwelling's front roof line.
 - d) All displays must be kept in good repair.
 - e) Displays may not exceed 3' in height x 2' in width x 2' in depth.
 - f) The number of displays is limited to one (1).

¹ For purposes of these Guidelines, a sincere religious belief relates to the faithful devotion to a god or gods, the supernatural or belief that addresses fundamental and ultimate questions having to do with deep and imponderable matters. A religion is comprehensive in nature; it consists of a belief-system as opposed to an isolated teaching. Religious displays are different than signs or other figures related to a cause.



This paragraph 4 shall not apply to seasonal religious holiday decorations as described in paragraph 5. All displays other than seasonal religious displays must receive prior approval from the Association's architectural reviewing body prior to installation, except for displays on any exterior door or door frame of the home that are 25 square inches or smaller. For example, and without limitation, no prior permission is required from the Association to place a cross, mezuzah, or other similar religious symbol smaller than 25 square inches on the dwelling's front door or door frame.

- (5) Seasonal Religious Holiday Decorations. Seasonal religious holiday decorations are temporary decorations commonly associated with a seasonal holiday, such as Christmas or Diwali lighting, Christmas wreaths, and Hanukkah or Kwanzaa seasonal decorations. The Board of Directors has the sole discretion to determine what items qualify as seasonal religious holiday decorations. Unless otherwise provided by the Declaration, seasonal religious holiday decorations may be displayed no more than 30 days before and no more than 21 days after the holiday in question.

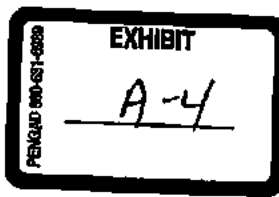
These Guidelines are promulgated pursuant to and in accordance with Section 202.018 of the Texas Property Code addressing the Regulation of Display of Certain Religious Items.

IT IS RESOLVED that these Guidelines were approved and adopted by the Board of Directors outside of a meeting by electronic means after each director was provided a reasonable opportunity to express the director's opinion and to vote. These Guidelines shall remain in force and effect until revoked, modified or amended by the Board. These Guidelines shall be filed of record in the Official Public Records of Denton County, Texas.

Date: SEPTEMBER 17, 2021.

GRAYHAWK ASSOCIATION
OF HOMEOWNERS, INC.,
a Texas non-profit corporation


President



GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

ADDENDUM TO COVENANT ENFORCEMENT AND FINING POLICY: HEARING BEFORE THE BOARD

WHEREAS, pursuant to Article III, Section 3 of the Declaration of Covenants, Conditions and Restrictions for Grayhawk (the "*Declaration*"), the Board of Directors of the Grayhawk Association of Homeowners, Inc. (the "*Association*") is authorized to establish and collect penalties and fines for violations of the Association's dedicatory instruments, including but not limited to the Declaration, Bylaws, rules and regulations, policies, resolutions, or design/architectural guidelines.

WHEREAS, relevant provisions of the Texas Property Code have been amended which govern the hearing afforded to homeowners following a notice of enforcement action; and

WHEREAS, the Board of Directors (the "*Board*") previously adopted an Enforcement and Fine Policy (the "*Enforcement Policy*") which is recorded as Document No. 2016-12926 in the Official Public Records of Denton County, Texas; and

WHEREAS, the Board of Directors desires to approve an addendum to the Enforcement Policy to incorporate the relevant provisions of the Texas Property Code, as amended (the "*Addendum*").

NOW, THEREFORE, IT IS RESOLVED, in order to comply with the procedures set forth in Chapter 209 of the Texas Property Code, as amended, the following procedures and practices are established and adopted as an Addendum to the Enforcement Policy.

1. **Request for a Hearing and Hearing.** If the Owner challenges the proposed action by timely requesting a hearing in writing, the hearing may be held in executive session of the Board at the request of the affected parties affording the alleged violator a reasonable opportunity to be heard.

- a. Such hearing shall be held no later than the 30th day after the date the Board receives the Owner's request for a hearing. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting.
- b. The notice of the hearing shall be sent no later than the 10th day before the date of the hearing.
- c. The Board or the Owner may request a single postponement, and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements are allowed but only by agreement between the Board and the Owner requesting the hearing.
- d. Not later than 10 days before the Board holds a hearing, the Association shall provide to the Owner a packet containing all documents, photographs, and communications relating to the matter which the Association intends to introduce at the hearing (the "*Evidence Packet*"), if any.
- c. If the Board intends to produce any documents, photographs, and communications during the hearing, and does not send an Evidence Packet

to the Owner in a timely manner, the Owner is entitled to an automatic 15-day postponement of the hearing.

- f. At the commencement of the hearing, a member of the Board or the Association's designated representative shall present the Association's case against the Owner.
- g. Following the presentation by the Board, the Owner or the Owner's designated representative is entitled to present the Owner's information and issues relevant to the appeal or dispute.
- h. The Owner or the Board may make an audio recording of the hearing.
- i. The minutes of the hearing shall contain a written statement of the results of the hearing and the sanction, if any, imposed by the Board. The Board shall notify the Owner in writing of its action within ten (10) days after the hearing. The Board may, but shall not be obligated to, suspend any proposed sanction if the Violation is cured within the ten-day period. Such suspension shall not constitute a waiver of the right to sanction future violations of the same or other provisions and rules by any Owner.

IT IS FURTHER RESOLVED that the terms and conditions of this Addendum shall control and prevail over any conflicting provision contained in the Enforcement Policy, and is effective upon its filing with the Office of the County Clerk for Denton County, Texas.

IT IS FURTHER RESOLVED that the foregoing Addendum was approved and adopted by the Board of Directors outside of a meeting by electronic means after each director was provided a reasonable opportunity to express the director's opinion and to vote. This Addendum shall remain in force and effect until revoked, modified or amended by the Board. This Addendum shall be filed of record in the Official Public Records of Denton County, Texas.

Date: September 17, 2021.

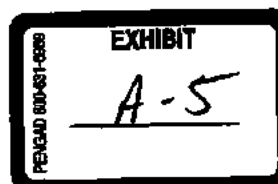
**GRAYHAWK ASSOCIATION OF,
HOMEOWNERS, INC.**
a Texas non-profit corporation


President

GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

GUIDELINES FOR SECURITY MEASURES

- (1) These Guidelines outline the restrictions applicable to the construction or installation of security measures, including but not limited to a security camera, motion detector, window security bars, or perimeter fence, by owners.
- (2) Owners may install or build security measures on their lot for the purpose of deterring criminal acts or to increase personal security while adhering to and promoting the design, harmony, and aesthetics of the Grayhawk Addition. The Grayhawk Association of Homeowners, Inc. ("Association") shall have the sole and absolute discretion in determining whether an item or improvement is a reasonable security measure subject to the allowances provided by these guidelines.
- (3) **Exterior security measures may only be installed after receiving written approval from the architectural review authority.**
- (4) Cameras/Motion Detectors. Owners may place cameras and motion detectors on their lot for security measures, not on the lot of any other owner, and not on any Association property. Cameras shall be used for the primary purpose of capturing images of the lot on which the camera is installed and shall not unreasonably interfere with the use and enjoyment of any neighbor's lot or Association property. Camera use will be limited to situations that do not violate the reasonable expectation of privacy as defined by law.
- (5) Window Security Bars. Plans and specifications, including an application for the installation of window security bars, will not be reviewed or approved by the architectural review body unless accompanied by the drawing showing materials, color, design, locations and dimensions. Window security bars are permitted by the Association as a security measure.
 - a) Window security bars must be decorative in nature and appearance.
 - b) Must conform to the aesthetics of the community and the house, including in color.
 - c) Must be constructed of wrought iron.
 - d) For recessed windows any window security bars must be installed inside the recessed area.
 - e) For bump-out windows, any window security bars must not extend past the window frame.
 - f) For windows on the second floor, window security bars must not cover more than one-half (1/2) of the window.
- (6) Security Fencing. Plans and specifications, including an application for the installation of security fence, will not be reviewed or approved by the architectural review body unless accompanied by: (i) the drawing showing materials, dimensions and location submitted in order to obtain a permit; and (ii) a permit issued by the City or other applicable municipal



authority allowing the installation. Security fencing is permitted by the Association as a security measure.

- a) Must be ground-mounted on the boundary line of the owner's lot and installed in a contiguous manner around the entirety of the lot boundaries.
 - b) No gaps in security fencing are permitted, *i.e.*, the security fencing must fully enclose the lot.
 - c) A gate in a security fence is for all purposes considered part of the fence. Any gate shall open towards the interior of the lot.
 - d) The Association may prohibit fencing other than security fencing. All fencing including security fencing must receive prior written approval from the Association's architectural review body.
 - e) Security fencing shall not consist of any barbed wire, razor wire, wire mesh, chain link, or vinyl, and wood is not allowed to be installed as part of the security fencing located between the front building elevation and the front lot line. Electrically charged fencing is prohibited.
 - f) The maximum height of any security fencing located between the front building elevation and the front lot line is four feet (4'). The material used must be wrought iron in the color black with at least 50% opacity.
 - g) The maximum height of any fencing located in the side yard or rear yard is eight feet (8').
 - h) All fencing must conform to the City of Frisco's fence regulations ordinance and the additional requirements of the Association.
- (7) Plans and Specifications. Prior to installation of any security measure, owners must submit plans and specifications including dimensions, colors, materials, and proposed location on the owner's lot, scaled in relation to all boundary lines and other improvements on the lot. Plans must be submitted to the Association's architectural review body, and owners must receive prior written approval prior to installation of any security measures. All proposed installations must be of a type, including materials, color, design, and location, approved by the architectural reviewing body. The architectural reviewing body may require the use of, or prohibit, specific materials, colors, and designs and may require a specific location(s) for the security measure. An owner who builds or installs a security measure must ensure that they are in compliance with all laws, ordinances and codes. An approval of an application for a security measure by the Association's architectural review body is not a guaranty or representation of compliance with any laws, ordinances, codes or drainage requirements, and the owner assumes all risks, expenses and liabilities associated with safety measures built or installed, including, but not limited to, the city or county requiring the removal of perimeter fencing for any reason.
- (8) AN APPROVAL OF AN APPLICATION FOR A SECURITY MEASURE BY THE ASSOCIATION'S ARCHITECTURAL REVIEW BODY IS NOT A GUARANTEE OR REPRESENTATION THAT THE OWNER, OCCUPANTS, AND/OR OWNER'S PROPERTY WILL NOT BE SUBJECT TO CRIMINAL ACTIVITY.

- (9) Any security measure built or installed must be properly maintained, kept in good repair, and not permitted to go into a state of disrepair or become an eyesore, as determined in the sole and absolute discretion of the Board of Directors.

These Guidelines are promulgated pursuant to and in accordance with Section 202.023 of the Texas Property Code addressing Security Measures.

IT IS RESOLVED that these Guidelines were approved and adopted by the Board of Directors outside of a meeting by electronic means after each director was provided a reasonable opportunity to express the director's opinion and to vote. These Guidelines shall remain in force and effect until revoked, modified or amended by the Board. These Guidelines shall be filed of record in the Official Public Records of Denton County, Texas.

Date: ~~SEPTEMBER~~ 17, 2021.

**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.**
a Texas non-profit corporation


President

GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

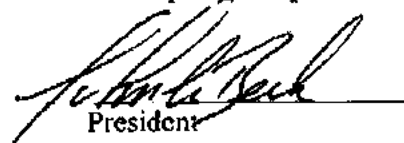
**GUIDELINES FOR THE
INSTALLATION OF SWIMMING POOL ENCLOSURES**

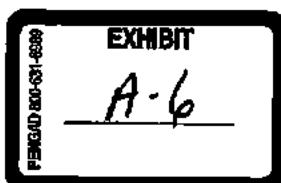
1. A "Swimming Pool Enclosure," as used herein shall mean and refer to a fence that surrounds a water feature, including a swimming pool or a spa, installed as a safety measure to prevent accidental drownings of children.
2. A Swimming Pool Enclosure may not be installed upon or within common area or any area which is owned or maintained by the Grayhawk Association of Homeowners, Inc. ("Association").
3. **The Swimming Pool Enclosure may only be installed after receiving written approval from the architectural review authority.** The submittal shall include a pictorial design of the Swimming Pool Enclosure which includes, at a minimum, the location on the lot of the enclosure, the plan for screening of the fence from view of any street, the height of the fence and the choice and colors of all materials.
4. To be approved, the Swimming Pool Enclosure:
 - a. may not exceed six feet (6') in height;
 - b. may not include, as part of the design, any aspect or feature which would allow a child to climb on, up or over the fence;
 - c. black metal frames are permitted; and
 - d. clear plastic panels or black transparent mesh panels are permitted.
5. The owner is solely responsible, to the exclusion of the Association, to ensure that all aspects of the Swimming Pool Enclosure function properly to effectuate its intended purpose as a safety measure to prevent accidental drownings of children.

IT IS RESOLVED that these Guidelines were approved and adopted by the Board of Directors outside of a meeting by electronic means after each director was provided a reasonable opportunity to express the director's opinion and to vote. These Guidelines shall remain in force and effect until revoked, modified or amended by the Board. These Guidelines shall be filed of record in the Official Public Records of Denton County, Texas.

Date: September 17, 2021.

**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.,**
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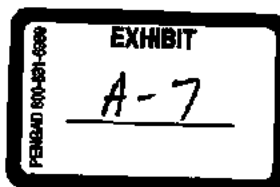

President



GRAYHAWK ASSOCIATION OF HOMEOWNERS, INC.

**PROCEDURES FOR INFORMING OWNERS OF
ARCHITECTURAL DECISIONS
AND
EXERCISING THE RIGHT TO APPEAL
ARCHITECTURAL DECISIONS TO THE BOARD OF DIRECTORS**

- (1) These procedures outline and set forth the owner's opportunity to request a hearing after receipt of the architectural review authority's decision to deny an architectural application to the Board of Directors of Grayhawk Association of Homeowners, Inc. ("Association").
- (2) A decision by architectural review authority denying an architectural application must –
 - a. be provided to the owner in writing by certified mail, hand delivery, or electronic delivery;
 - b. describe the basis for the denial in reasonable detail and changes, if any, to the application or proposed improvements required as a condition to approval;
 - c. inform the owner of the right to either:
 - i. submit a modified application to the architectural review authority with the changes proposed by the architectural review authority on or before the thirtieth (30th) after the date the decision notice is mailed, delivered or sent by electronic delivery to the owner; and
 - ii. inform the owner of the right to request a hearing before the Board of Directors on or before the thirtieth (30th) after the date of decision notice is mailed, delivered or sent by electronic delivery to the owner.
- (3) If the Association receives a written request for a hearing on or before the thirtieth (30th) day after the date of the notice, the Board of Directors shall hold a hearing not later than the thirtieth (30th) day after the date the Association received the written request for a hearing. The Association shall notify the owner of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The hearing notice may be provided to the owner in writing by certified mail, hand delivery, or electronic delivery. Only one (1) hearing is required after the architectural review authority denies the initial application.
- (4) The Board of Directors or the owner may request a postponement and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements may only be granted by agreement of the parties. The owner's presence is not required to hold a hearing under this paragraph. The Association or owner may make an audio recording of the hearing.



- (5) During the hearing, the Board of Directors (or designated representative) and the owner (or designated representative) will each be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's architectural application, and the changes, if any, requested by the architectural review authority in the notice.
- (6) The Board of Directors may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority as consistent with the Declaration.

IT IS RESOLVED that the foregoing procedures were approved and adopted by the Board of Directors outside of a meeting by electronic means after each director was provided a reasonable opportunity to express the director's opinion and to vote. These procedures shall remain in force and effect until revoked, modified or amended by the Board. These procedures shall be filed of record in the Official Public Records of Denton County, Texas.

Date: September 12, 2021.

**GRAYHAWK ASSOCIATION OF
HOMEOWNERS, INC.,
a Texas non-profit corporation**

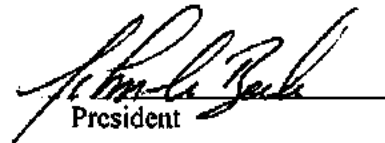

President

EXHIBIT B

Those tracts and parcels of real property located in the City of Frisco, Denton County, Texas and more particularly described as follows:

- (a) **All lots and tracts of land situated in GRAYHAWK PHASE IV-B, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet V, Slides 363 and 364, Map/Plat Records, Denton County, Texas, Texas; and**
- (b) **All lots and tracts of land situated in GRAYHAWK PHASES VI and VII, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Page 793, Map/Plat Records, Denton County, Texas; and**
- (c) **All lots and tracts of land situated in GRAYHAWK PHASE VIII, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet U, Slide 791, of the Map/Plat Records, Denton County, Texas; and**
- (d) **All lots and tracts of land situated in GRAYHAWK Phase V, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet U, Slide 489, Map/Plat Records, Denton County; and**
- (e) **All lots and tracts of land situated in GRAYHAWK Section II, Phase III, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet V, Slide 668-670, Map/Plat Records, Denton County, Texas; and**
- (f) **All lots and tracts of land situated in GRAYHAWK PHASES I and II, an Addition to the City of Frisco, Denton County, Texas, according to the Map thereof recorded in Cabinet U, Pages 262-265, Map/Plat Records, Denton County, Texas; and**
- (g) **All lots and tracts of land situated in GRAYHAWK PHASE IX, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet V, Page 145, Map/Plat Records, Denton County, Texas; and**

- (h) **All lots and tracts of land situated in GRAYHAWK PHASE III, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Slide 214, Map/Plat Records, Denton County, Texas; and**
- (i) **All lots and tracts of land situated in GRAYHAWK PHASE X, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Slide 147, Map/Plat Records, Denton County, Texas; and**
- (j) **All lots and tracts of land situated in GRAYHAWK PHASE IV-A, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet U, Slide 491, Map/Plat Records,, Denton County, Texas; and**
- (k) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE IV, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded in Cabinet W, Slide 692, Map/Plat Records, Denton County, Texas; and**
- (l) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE I, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2006-R0022917 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas; and**
- (m) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE II, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2005-R0097211 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas; and**
- (n) **All lots and tracts of land situated in GRAYHAWK PHASE XI, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2005-R0058953 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas; and**

- (o) **All lots and tracts of land situated in GRAYHAWK SECTION II, PHASE V, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2007-R00146073 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas;**
- (p) **All lots and tracts of land situated in GRAYHAWK SECTION II, PHASE VI, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2008-R0080121 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas;**
- (q) **All lots and tracts of land situated in GRAYHAWK SECTION II PHASE VII, an Addition to the City of Frisco, Denton County, Texas, according to the Map/Plat thereof recorded as Instrument No. 2012-229 of the Map/Plat Records, of the Plat Records, Map/Plat Records, Denton County, Texas.**